

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION
MEETING
JULY 17, 2007**

The regular session of the Auburn City Historic Design Review Commission was called to order on July 17, 2007 at 6:00 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Kosla, Smith, Worthington, Elder, Kidd, Chrm. Merz

COMMISSIONERS ABSENT: Briggs, Thompson

STAFF PRESENT: Will Wong, Community Development Director;
Reg Murray, Senior Planner; Sue Fraizer,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

None.

ITEM IV: PUBLIC COMMENT

Director Wong introduced Matt Fremont who will temporarily be the Associate Planner.

ITEM V: PUBLIC HEARING ITEMS

- A. Historic Design Review - 195 Cherry Avenue (Mary Bardellini) - File HDR 07-19.** The applicant requests Historic Design Review approval for one (1) wall sign for Executive Real Estate Services located at 195 Cherry Street. *This item was continued from the July 3, 2007 meeting.*

Director Wong reviewed the information that was presented at the previous meeting. Staff is recommending approval of the sign.

Comm. Worthington asked if there was a way to tie the historic significance of the building to the Historic Design guidelines.

Director Wong replied that if they were changing the building there would have been discussion about that with the applicant. However, staff feels that the sign matches the building.

Comm. Kosla noted that it may have been easier for the applicant to appeal the Commission's decision to the City Council.

Chairman Merz pointed out that there is a \$100 fee to file an appeal.

The public hearing was opened.

The applicant, Mary Bardellini owner of 195 Cherry Avenue showed the Commissioners the actual sign. She explained the reasons why she would like to place the sign on the building.

Cheryl Maki, 1825 Arroyo Drive spoke about her history as a member of the Historic Preservation Task Force, which created the guidelines that are being followed for this application. She explained that the purpose of the Task Force was to streamline the sign application process. She agrees with staff that this sign should be approved.

The public hearing was closed.

Comm. Kosla stated that he agrees with staff's findings.

Comm. Worthington stated that she feels that it is difficult to make a decision on this particular sign on this building.

Comm. Kidd stated that she feels that the guidelines should be followed and the Commissioners should be careful about letting personal taste interfere with their decisions.

Comm. Kosla **MOVED** to:

Adopt Resolution No. 07-15 as presented, approving one (1) wall sign for Executive Real Estate Services located at 195 Cherry Avenue (File # HDR 07-19).

Comm. Kidd **SECONDED**.

AYES:	Kosla, Smith, Worthington, Kidd, Chrm. Merz
NOES:	None
ABSTAIN:	Elder

ABSENT: Briggs, Thompson

The motion was approved.

- B. Historic Design Review Permit - 1439 Lincoln Way (Scentchips) - File HDR 07-26.** The applicant requests approval of one (1) wall sign on the building located at 1439 Lincoln Way.

Planner Murray gave the staff report. The applicant's tenant space will be in the building of Geri Bray's legal office. Based upon the width of their tenant frontage, the applicant is allowed approximately eight square feet for their sign. Taking into account the size of the other larger sign on the building, staff feels that since the applicant does not have signage on the side of the business, they could be allowed to transfer some of the space on the side of the building to the front of the building. In this way, they could have a sign of equal size to the Geri Bray sign. Two exhibits were provided. One shows the smaller sign size of 2' x 4' , the other shows the larger sign size of 3' x 8'.

The proposed sign is to be a wood sign with vinyl graphics on the face of the sign. The colors of the graphics will be blues, greens and purples. Based on that, staff recommends approval of the larger sign size to be compatible with the other sign that is on the building. A condition has been added that the corners of the sign be scalloped.

Comm. Worthington asked if the colors on the banner are the same as what will be on the sign.

Planner Murray suggested that this question be asked of the applicant.

Comm. Elder stated that she is in favor of the larger sign, but would like to see it closer to the center of the building.

Comm. Kidd agreed with Comm. Elder.

The public hearing was opened.

The applicants, Dan & Lisa Miller, 1439 Lincoln Way stated that the colors on the banner are bolder than the colors will be on the sign. They have no problem with the additional cost to install a larger sign and they can center it as requested.

Planner Murray stated that he has written a condition for placement of the sign to be balanced on the building, subject to the applicant working with the owner of the building.

The public hearing was closed.

Comm. Kidd asked why the scalloped corners were required.

Director Wong replied that since the Commission prefers scalloped corners on the signs in the Old Town district, staff is attempting to incorporate this when sign applications are received.

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 07-21 as modified, approving one wall sign for Scentchips at 1439 Lincoln Way. The sign shall be 3' x 8' in size and shall have scalloped corners. Instead of being centered over the tenant's space, the sign shall be located on the front of the building in such a fashion as to be in symmetry with the existing sign for Geri Bray's office.

Comm. Elder **SECONDED**.

AYES: Kosla, Smith, Worthington, Elder, Kidd, Chrm.
Merz
NOES: None
ABSTAIN: None
ABSENT: Briggs, Thompson

The motion was approved.

- C. **Historic Design Review Permit - 165 Court Street (Jon Thacker) - File HDR 07-16.** The applicant requests approval to convert an existing residence to an office building located at 165 Court Street. The conversion also includes remodel and addition to the building.

Director Wong gave the staff report. This is a proposal to convert an existing house into an office building. The Historic Design Review permit is required for the exterior remodeling, which includes addition to the building. The total addition is about 215 square feet.

The project includes providing the necessary parking spaces for the conversion. The applicant is working with the adjacent

property at 301-327 Commercial Street to obtain an access easement and the area needed to properly maneuver vehicles. If the applicant cannot obtain the easement, the project will be required to pay the appropriate in-lieu parking fee, which is currently \$7,100 per parking space. A condition has been included for this. If this project is approved, it will be forwarded to the City Council for approval of the in-lieu parking option.

Comm. Kosla asked where the \$7,100.00 is applied.

Director Wong replied that it would go into a special fund, to be used only for parking lots.

Comm. Worthington asked questions about the configuration of the sidewalk, curb and gutters as they relate to one of the trees which is part of the tree heritage walking tour.

Courtney Barrett with the Public Works Department explained how this would be addressed.

Director Wong stated that the applicant intends to speak with the Commission about this issue.

The public hearing was opened.

The architect for the project, Lee Buckingham stated that they do not want to remove the trees. If and when the tree or trees die, they would then put in the curb, gutter & sidewalk. He stated that it is not possible to leave the trees there and install curb, gutter and sidewalk.

Ken Menzer, 145 Duncan Hill Road, the arborist for the project showed a photograph of the site. The trees in question are American Elms, and are not listed in the Tree Ordinance as protected trees. However, he feels the trees are worthy of being saved. He added that he would recommend that the asphalt around the roots be removed, and the use of the proper type of mulch.

Chrm. Merz asked Director Wong to talk about the issue of removing the trees versus not removing the trees.

Director Wong explained that the Commission must determine whether or not they want the trees to remain. If the majority wishes to save the trees, he has written a suggested condition of approval. He read the condition to the Commission.

The Commission discussed the addition of this condition.

Comm. Worthington **MOVED** to:

Adopt Resolution No. 07-22 as modified with the following condition:

Trees shall be evaluated by an arborist to determine quality of the trees. Recommendations by the arborist shall be implemented with consultation with the Public Works Department. If the arborist recommends removal of both trees, Condition #27 for frontage improvements shall be required.

If at least one tree remains, prior to issuance of a building permit, an agreement shall be recorded that requires the property owner to construct frontage improvements (curb, gutter, sidewalk) as required by the City when the tree(s) are removed. Cost of tree removal shall be the property owner's responsibility. This agreement shall be subject to the review and approval of the City Attorney, Community Development and Public Works Departments.

Comm. Elder **SECONDED**.

AYES: Kosla, Smith, Worthington, Elder, Kidd, Chrm.
Merz
NOES: None
ABSTAIN: None
ABSENT: Thompson, Briggs

The motion was approved.

ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
None.
- B. Future Historic Design Review Commission Meetings
There will be a meeting on August 7, 2007, and there will probably be a meeting on August 21, 2007.
- C. Reports
None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

Commissioner Worthington asked that the Commissioners be given homework to assist in creating a Historic color palette to have available for applicants.

Director Wong stated that Commissioner Elder will be working with staff on this in about five months.

Comm. Smith expressed his desire to start sooner.

Director Wong suggested that any Commissioner interested in assisting Commissioner Elder with this project contact her.

ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant